

When recorded return to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

GRANT OF EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **GARY DEVLIN**, an unmarried man, Grantor, does hereby grant and convey to **Pinal County, a political subdivision of the State of Arizona**, Grantee, a perpetual right and easement to run with the land for public roadway and public utility purposes, including but not limited to, construction, operation, maintenance and repair of roadway, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging to Grantee, its successors and assigns forever.

Grantor agrees that the terms, conditions, restrictions and purposes of this easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor is divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.


All provisions herein shall be binding upon the heirs, successors and assigns of the parties hereto.

The Grantor does hereby binds itself and its heirs and successors to warrant and defend the title of the described property in Exhibit A attached.

IN WITNESS WHEREOF Grantor has executed this Grant of Easement as of the 26th day of FEBRUARY, 2024.

GRANTOR:

GARY DEVLIN, an unmarried man


Signature

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STATE OF ARIZONA)
County of PIMA) ss.



The foregoing instrument was duly acknowledged before me this 26th day of FEBRUARY, 2024, by Gary Devlin, Grantor.

Patricia A. Anderson
Notary Public

My Commission Expires: May 04, 2026

GRANTEE:

PINAL COUNTY, ARIZONA, a political subdivision of the State of Arizona

Chairman of the Board

ATTEST:

Deputy/Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A

LAND DESCRIPTION

THE EAST 12 FEET OF THE PROPERTY CONVEYED TO GARY DEVLIN, AN UNMARRIED MAN AND DESCRIBED IN WARRANTY DEED RECORDED IN FEE NUMBER 2006-155331 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. SAID PROPERTY CONVEYED TO GARY DEVLIN DESCRIBED IN SAID WARRANTY DEED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE BEARING SOUTH 00 DEGREES 28 MINUTES 38 SECONDS WEST, A DISTANCE OF 122.03 FEET ALONG THE EAST LINE OF SECTION 27 TO INTERSECTION OF SOUTH RIGHT-OF-WAY LINE, STATE HIGHWAY 77;

THENCE BEARING SOUTH 87 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.10 FEET TO THE POINT OF CURVATURE OF SAID RIGHT-OF-WAY;

THENCE CONGRUENT WITH RIGHT OF WAY, CURVE TO THE SOUTHWEST 1408.44 FEET WITH A RADIUS OF 11359.16 FEET AND A CENTRAL ANGLE OF 7 DEGREES 06 MINUTES 15 SECONDS;

THENCE CONGRUENT WITH RIGHT-OF-WAY, CURVE TO THE SOUTHWEST 322.95 FEET WITH A RADIUS OF 11359.16 FEET AND A CENTRAL ANGLE OF 1 DEGREES 37 MINUTES 44 SECONDS;

THENCE BEARING SOUTH 00 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 384.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE BEARING SOUTH 00 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 385.00 FEET TO THE RIGHT-OF-WAY FOR AMERICAN AVENUE;

THENCE CONGRUENT WITH SAID RIGHT-OF-WAY, CURVE TO THE SOUTHEAST 321.12 FEET, WITH A RADIUS OF 11509.40 AND A CENTRAL ANGLE OF 1 DEGREES 35 MINUTES 55 SECONDS;

THENCE NORTH 00 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF 438.43 FEET;

THENCE WESTERLY, A DISTANCE OF 320.5 FEET MORE OF LESS TO THE **POINT OF BEGINNING**.



Exp 3/31/2024

EXHIBIT OF DESCRIPTION

E. 1/4 CORNER,
SEC. 27, T9S, R15E
POB

STATE ROUTE 77

L=1408.44', R=11359.16'
D=7° 06' 15"

L=322.95', R=11359.16'
D=1° 37' 44"

SO 34' 33.00" W
384.00'

TPOB

S89° 41' 05.88" W

317.48'
CALC.

EAST 12'
PARCEL

308-56-001H

SO 34' 33.00" W
385.00'

D=1° 35' 55"

L=321.12', R=11509.40'

AMERICAN AVE.

SO 34' 33.00" W ROCKCLIFFE BLVD

S9° 12' 20.10" E RADIAL

N2° 06' 05.00" W RADIAL
122.03'
S0° 28' 38.00" W
S87° 53' 55" W 10.10'



THE EAST 12' OF PARCEL
308-56-001H CONTAINS:
0.1205 ACRES OR 5,248 SF
MORE OR LESS.

PARCEL BEARINGS AND
DISTANCES DERIVED FROM
WARRANTY DEED RECORDED
IN FEE NUMBER
2006-155331 RECORDS OF
PINAL COUNTY.

THIS EXHIBIT IS MEANT TO
ACCOMPANY AN EASEMENT
DESCRIPTION AND DOES NOT
CONSTITUTE A BOUNDARY
SURVEY.

COST CENTER #: 3111664

FILE: Rockcliffe.dwg

DATE: 1/11/2024